102.0	0002	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,600 / 859,600
					USE VALUE:	859,600 / 859,600
					ASSESSED:	859,600 / 859,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATEOS ARTHUR ONG/TRUSTEE &	
Owner 2:	MATEOS GRACE CHANGE/TRUSTEE	
Owner 3:	DICKSON AVENUE NOMINEE TRUST	
Street 1:	41 DICKSON AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MATEOS ARTHUR & GRACE CHANG -
Owner 2:	-
Street 1:	41 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,350 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1999, having primarily Vinyl Exterior and 2352 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	427,600	4,600	427,400	859,600
Total Card	0.146	427,600	4,600	427,400	859,600
Total Parcel	0.146	427,600	4,600	427,400	859,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.48 | /Parcel: 365.4

Legal Description

User Acct 65743

GIS Ref

GIS Ref

Insp Date 10/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 102.0-0002-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	427,600	4600	6,350.	427,400	859,600	859,600	Year End Roll	12/18/2019
2019	101	FV	320,100	4700	6,350.	433,500	758,300	758,300	Year End Roll	1/3/2019
2018	101	FV	320,100	4700	6,350.	323,600	648,400	648,400	Year End Roll	12/20/2017
2017	101	FV	320,100	4700	6,350.	293,000	617,800	617,800	Year End Roll	1/3/2017
2016	101	FV	320,100	4700	6,350.	280,800	605,600	605,600	Year End	1/4/2016
2015	101	FV	312,200	4700	6,350.	238,100	555,000	555,000	Year End Roll	12/11/2014
2014	101	FV	312,200	4700	6,350.	225,900	542,800	542,800	Year End Roll	12/16/2013
2013	101	FV	312,200	4700	6,350.	214,900	531,800	531,800		12/13/2012

!8151!

PRINT

Date	Time
12/10/20	22:44:01

LAST REV

Date	Time
12/26/19	17:10:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8151

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATEOS ARTHUR &	66534-531		12/16/2015	Convenience	1	No	No		
FUREY SEAN	31549-393		6/27/2000		414,550	No	No		
FUREY MARY	30349-498		6/29/1999	Family	1	No	No		
ORSI CHRISTINE	29540-281		12/17/1998		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1429		2,319					
8/23/2018	1193	Solar Pa	34,624	C				
6/26/2018	875	Re-Roof	13,840	C				
9/6/2007	786	Addition	88,500			G9	GR FY09	first floor additi
4/27/1999	220	Addition	10,000					INSIDE WORK/ADDITI
3/15/1999	125	Addition	35,000					ADD 10X16+2ND FLOO

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	189	PATRIOT
9/28/2000	MLS	MM	Mary M
10/21/1999	Meas/Inspect	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65743
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	70.	0.96	5									427,351						427,400	

Total AC/HA: 0.14578 | Total SF/SM: 6350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,351 | Spl Credit | Total: 427,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	9 - Crawl Space		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	7.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09642851
Const Adj.:	0.99495000
Adj $ / SQ:	147.270
Other Features:	102525
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461319
Depreciation:	33676
Depreciated Total:	427642

COMMENTS

41C 413110, NC=2ND FLOOR BATH INC, CRAWL SPACE. OF = XTRA SINK IN BATH. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

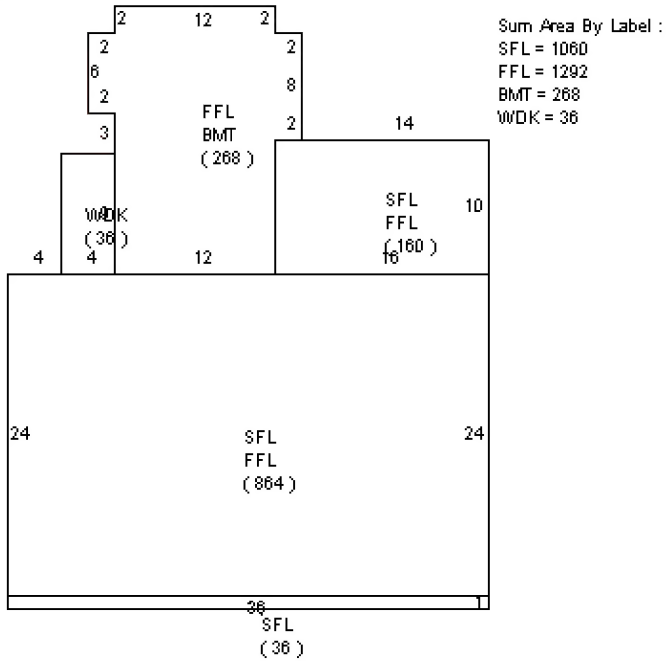
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.27
Special Features:	0	Val/Su Net:	160.99
Final Total:	427600	Val/Su SzAd	181.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,292	147.270	190,273
SFL	Second Floor	1,060	147.270	156,107
BMT	Basement	268	44.180	11,841
WDK	Deck	36	15.920	573

Net Sketched Area:	2,656			Total:	358,794
Size Ad	2352	Gross Are	2656	FinArea	2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 102.0-0002-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	951	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	16X18	A	AV	2007	3.55	T	9.6	101			900			900

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600